



PLANNING AND ZONING BOARD AGENDA REVISED

PUBLIC HEARING - WEDNESDAY, July 15 , 2009 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

FRANK MIZNER, Chair

RANDY CARTER, Vice Chair
BETH COONS
VINCE DIBELLA

CHELL ROBERTS
SCOTT PERKINSON

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the August 24, 2009 City Council meeting. At that time, City Council will establish August 31, 2009, as the public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. Anyone interested in attending the public hearing should review the City Council agenda on the City's website at www.mesaaz.gov prior to the meeting or call the Planning Division at 480.644.2385 to ensure the item has remained on the above-mentioned specified agenda.

- A. **CONSIDER THE MINUTES FROM THE JUNE 16, AND JUNE 17, 2009 STUDY SESSIONS AND REGULAR HEARING:**

CONSENT AGENDA

- B. **TAKE ACTION ON ALL CONSENT ITEMS:**

All items listed with an asterisk (*) and all items added to the Consent Agenda at a prior Study Session will be considered as a group by the Planning and Zoning Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to staff prior to the Board's vote on the consent agenda.

- C. **DISCUSS AND TAKE ACTION ON THE FOLLOWING CASES:**

- *1. **Z09- 14 (District6)** 1101 South Ellsworth Road. Located on the northeast corner of Ellsworth Road and Southern Avenue (69± acres). District 6. Site Plan Modification. This will allow the development of recreational amenities accessory to an existing recreational vehicle park in the R-4 and C-2 district. Ivy Foundation, owner; Charles Huellmantel, applicant.

STAFF PLANNER: Jeff McVay

Staff Recommendation: Approval with conditions

Board Action: Approved with conditions

D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

- *1. **Z08-62 (District 6)** 8260 East Baseline Road. Located west of the Loop 202 and north of Baseline Road (14.5± acres). Rezone from AG (conceptual M-1, C-2, R-2, and R-3) to R-4. This request will allow the zoning for high-density residential development. Loren & Colette Jessen; Jessco Dev. LLC, owner; Sean Lake; Pew and Lake, PLC, applicant. **COMPANION CASE GPMINOR08-11. CONTINUED FROM THE SEPTEMBER 18, 2008, THE OCTOBER 16, 2008, DECEMBER 18, 2008, FEBRUARY 19, 2009, APRIL 15, 2009 AND MAY 20, 2009 HEARINGS.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Table

Board Action: Tabled

E. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING GENERAL PLAN AMENDMENT AND RELATED ZONING CASE:

1. **GPMINor09-02 (District 6)** 10617 East Oasis Street. Located west of Signal Butte Road and south of Broadway (4.9± acres). Minor General Plan Amendment to change the land use designation from Parks (P) to High Density Residential 10-15 du per acre (HDR 10-15). This case will allow the development of a Supportive Housing Project. MARC Center owner; Saemisch DeBella Architects, applicant. **CONTINUED FROM THE MAY 20, 2009 HEARING.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Adoption

Board Recommendation: Adoption

2. **Z09-08 (District 6)** 10617 East Oasis Street. Located west of Signal Butte Road and south of Broadway (4.9± acres). Rezone from R1-9 to R-3 with a Site Plan Review; also consider the preliminary plat. This case will allow the development of a Supportive Housing Project. MARC Center owner; Saemisch DiBella Architects applicant. **CONTINUED FROM THE MAY 20, 2009 HEARING.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Approval with conditions

Board Recommendation: Approval with conditions

F. DISCUSS AND GIVE DIRECTION TO CITY STAFF ON THE FOLLOWING TEXT AMENDMENT:

Possible amendment to the Mesa City Code regarding Titles 2 and 11 as they apply to the Planning and Zoning Board, Downtown Development Committee, and Design Review Board.

STAFF PLANNER: Gordon Sheffield

Staff Recommendation: Discuss and continue

Board Action: Discussed and continued

G. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING:

Vision and Concept Plan for Downtown Mesa

Note: *Audiotapes of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov*

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